

## A Housing Law

Proposed by the Illinois Society of Architects and Endorsed by the "Committee of Nine" representing Chicago Chapter, A.I.A., Illinois Society and The Architects Club of Chicago

During the special session of the Illinois legislature in the fall of 1932, a housing bill was introduced creating a State Commission or Board of seven persons appointed by the Governor with the advice and consent of the legislature. The bill, latterly known as S. B. No. 50, did not pass. While the framers of the bill did not consult any of the building organizations to any appreciable extent, the architects advised the authors:

(a) against a state board and its excessive discretionary and plenary power of control and supervision over housing corporations in selecting sites, approving plans and specifications, supervising the construction of buildings, etc., to be built for low wage earners in the various cities throughout the state for which a charge of  $\frac{1}{2}$  of 1% of the cost of land and buildings plus "reasonable cost of advertising," hearings, investigations, transcript of testimony, etc. could be imposed.

(b) against the provision giving the board (members or employees) the right to supervise the construction of buildings which would in effect repeal the architects' and engineers' license law respecting supervision, the only persons who may now lawfully supervise the construction of buildings of such character in this state.

(c) against the limits on dividends and the many hindrances and hazards of a politically complexed board with almost unlimited discretionary power, offset by no exemptions or other aids from the state or municipality that might tend to attract capital or make it safe for low cost housing, except the unlimited size of real estate corporations allowed and the doubtful right of eminent domain in taking property by condemnation, a procedure that would cloud the title until the provision is tested in the Supreme Court, and except that the passage of such a bill would enable corporations to qualify for Reconstruction Finance Corporation loans, expiring by act of Congress in January, 1934.

The architects' committees yielded to advice not to insist upon these and other corrections of the proposed law, on the ground that any suggestions made by them were construed by some and would be regarded by legislators as opposition to the bill and a blocking of a possible means of creating employment. After the bill failed to pass, the Illinois Society Committee decided to formulate and present a new housing bill to the present legislature.

In the proposed Illinois Society bill, provisions for the organization of housing corporations are the same as S. B. No. 50, except that the alteration of existing structures as well as building new structures is provided for, but the bill differs from S. B. No. 50 in the following items.

It places the state-wide administration of the State's interest in low cost housing and slum elimination in a bureau in the Department of Purchases and Construction. This provision would involve little or no expense unless and until low cost housing under State supervision gets under-

way. It provides a permanent growing agency for the study of this rising and important problem and a means of encouraging and assisting municipalities to correct and/or prevent local bad housing and slum conditions.

The bill empowers municipalities to create housing boards to function within their territorial limits. Such boards may have other duties regarding housing or city planning, but they are thereby made instrumentalities of the State for regulating limited dividend housing corporations operating within their territory, following the example of the Texas law.

It provides a housing board of five or seven members of which there shall be two ex-officio members whose official duties relate most nearly to the problems involved in health, housing and the general welfare of the citizens. The other members are to be appointed by a Court whose habitual functions are most intimately concerned with the care and welfare of the peoples' property. The general purpose is to give studied policies and long-view plans a stable or uninterrupted administration in trust to resident citizens of known competency and interest in municipal welfare, as free from shifting political influence as possible.

Sections 19 to 36 comprise uniform State regulations governing the municipal boards in relation to housing corporations in any city or district of the State requiring more healthful housing for low wage earners. Uniformly organized municipal housing boards having intimate knowledge of the needs and conditions of their respective localities, are thus enabled to cooperate and exchange experience and knowledge through their relations with and reports to the State housing bureau.

The New York law and S. B. No. 50 provide a stated limit to rents. Since the board is given power to fix the rents above or below that limit and since any rents higher than enough to provide the fixed and carefully guarded limits to dividends and other earnings must revert to lower rents or to the municipality, it would seem superfluous, if not misleading, to set a limit to rents in the law, which if low in a large city might be high in a smaller community—say a mining district. Therefore, following the Ohio and Texas law, the Illinois Society bill regulates rents by rulings of the board under limits set by law regulating and limiting net earnings and thereby rent limits. The corporations are protected from undue arbitrary and discretionary power by easy access to existing court procedure.

Following the example of the New York law, it seeks to exempt certain fees of the State and empowers or invites municipalities to exempt certain fees to housing corporations to be offset or returned to the governing bodies in the form of fees to the board for its services. Thus some, if not all, expense imposed on housing corporations by the board may be balanced by the fees and dues exempted. Some of the inspections and services would be duplicated and the cor-



responding costs of housing duplicated rather than reduced if these exemptions were not provided for in the law.

An effort is being made to legally provide for means to "encourage the investment of funds at low interest rates" by making the regulated housing corporation securities tax free and legal investments for estate and fiduciary funds. Since the State seeks by law to safeguard such investments for the public purpose of "correcting unsanitary conditions," it would seem that it should declare such highly regulated securities "instrumentalities of the State." Making funds secure and therefore obtainable at low rates is one of the prime purposes of the law. If the law is in fact a public necessity as set forth in the enacting clauses, it would seem that these provisions are in fact essential instrumentalities of the State and not "special legislation" in contravention of the constitution.

### Again the Architect and the Bureau

The Architects' Small House Service Bureau, (generally referred to as the "Bureau," for short), has been subject during the past year to much discussion and criticism. This discussion began prior to the 1932 convention of the American Institute of Architects, was carried on in the architectural press and reached its climax at the convention when those who object to the activities of the Bureau had their inning.

Objections to the Bureau are chiefly concerned with its activity of selling plans, which tends to compete with the practice of individual architects. This charge against the Bureau in reality applies to all stock plans, of which many varieties are available from many other sources. From the architects' point of view, stock plans represent an evil which he is powerless to eliminate. He has no control over this matter except where the activities of the Bureau are concerned, which at bottom represents an effort by architects to establish contacts with a large group of home owners not previously reached. As a matter of fact, the possibilities of the Bureau are such as to make it an effective agency in the interest of architects as well as the public, which the profession may develop to advantage.

Mr. Stanley Parker, president of the Bureau, defines the aim back of the movement as "an organized effort on the part of architects to exert influence for the improvement of the small home." Briefly, it had its inception immediately after the World War, when countless small houses were being built by carpenters and contractors from the crudest sort of stock plans, with architects hopelessly out of the picture. A group of architects in the Middle West recognized the situation and proceeded to produce a series of stock plans for small homes more complete and more architectural in character than those previously available, creating an organization for their distribution known as the Architects' Small House Service Bureau. The sincerity of its organizers could not be doubted. They hoped to reach out where architects were not available, or where the value of architectural service was not understood. Not only did they believe that their efforts would result in bettering the design and construction of the small home, but that the contacts made would result in the wider use of architectural service. The A.I.A. recognized the high-mindedness of the movement and readily endorsed the idea back of it, as did also the United States Department of Commerce. The Institute undertook to appoint the majority of the board of directors of the Bureau, but it must be noted

that beyond that it assumed no more or less responsibility for the services of the Bureau than it does for the services of individual architects who are members of the Institute.

From the start there were objections and the objection was the small voice of the less favorably situated architect readily drowned out by proponents of the Bureau. That was before the present economic crisis settled upon us. Now the picture is somewhat changed.

Normally the attitude of the prosperous architect towards residence work in general and small houses in particular, has been a condescending one. Commissions of that sort were regarded as something of a nuisance, though some architects felt that they were dodging a responsibility by refusing small house work and saw the Bureau as taking the responsibility off their shoulders. These practitioners were kept busy designing bigger and better banks, apartment houses and office buildings. Now our cities are dotted with many of these buildings, silent monuments in receivership, with most of those who helped to build them walking the streets. Now even the most prominent architects are available for modest building projects. With the bulk of construction in the U.S.A. in the present period chiefly confined to single family dwellings, it is small wonder that objections to the Bureau are now more generally heard.

Opponents of the Bureau on the score of its competition with private practice ignore two important points. First, that stock plans of all sorts will continue to be available from many other sources even if the Bureau should be discontinued. Second, that the public, either through ignorance or through false economy does not usually engage architects for small house work. Clearly, eliminating the Bureau appears futile. Rather does it appear advisable to develop it to greater extent. Bureau designs and plans might be used by architects generally, where specially prepared plans cannot be afforded. This is in line with the suggestions made at last year's A.I.A. convention, namely *that Bureau plans be sold by and through architects only*.

Carrying out this suggestion would tend to eliminate another objection to the Bureau's work. It is found that its stock plans alone, no matter how excellent, accomplish little towards the improvement of small houses, since houses are generally built from them minus architectural supervision. This and other objections might be met if the Bureau were to be operated so as to bring the individual architect more definitely in contact with the home builder.

Nowadays we hear of many programs to cure our numerous ills and here is one for the Bureau:

First. Let every competent architect willing to cooperate be furnished with a complete file of illustrations of the Bureau's designs.

Second. Central offices of the Bureau's various branches, now in existence throughout the country, might be considered as clearing houses for all inquiries from newspapers and other sources. These might be sent to that member architectural office located nearest to the inquirer.

Third. The architect may regard this inquirer as a possible client. He will then have every opportunity to convince the client of the ultimate economy and value of individual architectural service. Where it is evident that the client cannot pay for complete service, stock plans may be used with the architect aiding in the selection of the plan nearest to the individual requirements, making any neces-



sary revisions, etc. *Stock plans as a matter of policy should be sold only where it is agreed to retain the architect for adequate supervision of construction.*

If this plan, or one similar could be carried out, the Bureau would be instrumental in bringing a great many more prospective home owners in contact with architects. Furthermore, in connection with its present activity of publishing its designs in numerous newspapers throughout the country, it could enter upon a direct campaign of making better known the nature and value of individual architectural service.

Plainly, the potentialities of the Architects' Small House Service Bureau, in serving the profession as well as the public, are too great to be dismissed without a thorough trial.

*B. C. Greengard.*

### Insurance Companies' Building Loans

Editor, Monthly Bulletin: I have been advised that both the Metropolitan Life Insurance Company and the Prudential Insurance Company are loaning money to or through Sears Building Department but not to projects of individual architects. Could you advise me if the above mentioned is correct? These companies are selling or trying to sell to our profession and our friends and if they are discriminating against us we should know it.

—R. Harold Zook, Architect, Chicago.

*Mr. Zook's letter of Feb. 16 was submitted to the respective companies for reply.—Ed.*

The Editor: I am in receipt of your letter of the 17th instant, enclosing communication from Mr. R. Harold Zook and I cannot imagine who could have given Mr. Zook the information which he says he has received.

In considering loans throughout the United States on new construction work, the plans and specifications must be approved by our staff of salaried or consulting architects and, in practically all cases, the plans are drawn by individual architects, representing the owner of the property.

Mr. Zook does not make it clear to what type of building he refers, but he gives the impression that he refers to private houses. In the past ten or twelve years, we have made loans on about 170,000 of such houses and I would venture to guess around 98% of such houses have been built on plans of individual architects. In the Chicago territory, our local correspondent, through whom we have made many million dollars of residential loans, does not submit to us any loans on Sears houses. Practically all the loans that we have made on Sears houses are in other parts of the country and they have been made on individually owned houses; not, in any sense of the word, "wholesale" lending.

Thanking you for the opportunity of correcting the information given to Mr. Zook, I am,—W. S. Norton, Comptroller, Metropolitan Life Insurance Company, New York City.

The Editor: Your letter of February 17 enclosing a copy of a letter received under date of February 16, 1933 by you from Mr. R. Harold Zook has been referred to me for reply.

I note that Mr. Zook is under the apprehension that The Prudential Insurance Company is loaning money through the Sears-Roebuck Building Department, but not

on the projects of individual architects. This statement is not correct. The Prudential Insurance Company for the past several years has not invested any of its mortgage funds in guaranteed mortgages of Sears-Roebuck & Company.

While, of course, I do not know the individual projects to which Mr. Zook refers, I can assure you that our Company has never discriminated as to the source of any offerings presented to us for mortgage financing. It is true that at the present time, due to generally prevailing conditions, our mortgage loan operations have been considerably curtailed, but we have been very careful to endeavor not to in any way discriminate against any particular offeror or class of offerors when considering applications for loan in those sections of the country where we are investing our Company's money. It has always been the rule of our Company that provided a mortgage loan offering measures up in every respect to our requirements as to type, occupancy, location, value, moral risk, etc., the offering will be given every consideration when presented to us through the usual local channels, irrespective of the sponsors behind the project in question.

I think this answers Mr. Zook's inquiry, and thanking you for your courtesy in communicating with us, I remain,

—H. W. Rutan, Supervisor,

*The Prudential Insurance Company of America,  
Newark, N. J.*

### Ostergren's Radio Talk On Zoning

Robert C. Ostergren, Vice-President of the Illinois Society of Architects, in a recent radio talk told his hearers that the Chicago Board of Zoning Appeals of which he is Vice-Chairman serves the City of Chicago without pecuniary remuneration, while the Board under the Dever and Thompson administrations received salaries aggregating \$27,000 per annum. He explained the function of the Chicago Zoning Ordinance and the difficulties that have to be overcome in its proper administration; that the Board functions much as a Court of Equity, safeguarding the rights of individual property owners against the unreasonable exercise of the police power, and quoting a Supreme Court Justice "to keep the zoning law running on an even keel."

It makes recommendations to the Common Council for ordinance changes. Since July 30, 1931, the Board has held 329 public hearings. Of these, 112 were found meritorious for which variations from ordinances were recommended to the City Council by the Board.

"But why call it a Lady Chapel?" somebody asked, "isn't that a step Romeward?"

"Let us name it that," was the reply, "in honor of our Ladies Aid Society, which gave so many socials and suppers to raise the money."

—F. R. Webber in *Mercury*.

"Is there no hope?" the sick man said,  
The silent doctor shook his head.  
And took his leave with signs of sorrow,  
Despairing of his fee tomorrow."

—Gay



## January and February Meetings

When the practice of architecture fails, practitioners must keep active and what is more natural than to turn to ones avocation or hobby? The I. S. A., recognizing this, wisely made "Hobbies" the subject of the January meeting program.

Leon F. Urbain began with chalk talk sketches, carrying his hearers through the animal and bird houses of Lincoln Park, throwing in for good measure colorful landscape and moonlight-on-the-water scenes.

O. C. Lightner, publisher of "Hobbies" magazine, told of the achievements of stamp, coin, book, glass, clippings on preacher, priest and rabbi delinquents, and many other collectors. I. K. Pond eloquently told of the art of the acrobat, exclaiming that athletics was the prose of activity while acrobatics was its poetry. Motion pictures of acrobatic acts, particularly when slowed down, he showed to be a demonstration of the perfection of rhythm, grace and precision in art, transcended by no other. His hearers eagerly look forward to the opportunity of reading his forthcoming book on the art of the acrobat.

Julius Huber, the oldest living architect in Chicago, read a short but effective paper on butterflies, a study which he has pursued with interest and love since his boyhood days in Newark, N. J. Finely executed watercolor paintings by Mr. Huber of butterflies in different positions and ~~on~~ twigs and foliage of their choice were shown, some done as recently as 1932. This caused wonder and admiration, considering the many decades that had passed since Huber's youth in Newark.

Richard E. Schmidt began as an amateur in astronomy as a boy fifty years ago and pursued the study unflaggingly to the present day when he is found a member of important astronomical societies both in Europe and America. His serene presentation was most fitting to the subject and the hour. R. E. Gilmore talked on coins and exhibited marvels of ancient coins, the oldest of which were Chinese done in bronze, some going back to 300 B. C. But he made clear that the first dated coin is of 1485 and hails from Bohemia. Before that date portraits and symbols fixed the dynasty of the rulers and consequently the time.

The symposium was closed by George Klewer who spoke on golf tees, showing one thousand tees mounted on boards. The company did not disburse until nearly midnight.

Speakers at the February meeting were Charles A. McCaleb, managing editor of "Building and Building Management," and "Speed" Waterfield of Starrett Bros. Company. Mr. McCaleb, analyzing rentals paid and in prospect, ground leases, condition of structure from the point of view of obsolescence, stated that many office buildings thirty years and more old were in better shape than newer structures in that the ownership was simpler, the financial state better than in the larger, newer structures; that the architects hope for work lay in the modernization and reconditioning of such buildings, which, on the whole, were as well or better tenanted than the new, but that these structures could not hope to hold their tenants unless modernization were undertaken. Mr. Waterfield referred to the late spending debauch, reckless financing, appeals to the government for more buildings resulting in post offices where they were neither needed nor wanted, and prophesied an entirely new attack by the entire building industry based on co-operation. Within thirty days, he said, such a plan would be launched starting at Washington, D. C.

## Central Illinois Chapter, A. I. A.

Officers for the year 1933 are: L. H. Provine, Urbana, President; Edgar E. Lundeen, Bloomington, 1st Vice President; C. W. Macardell, Springfield, 2nd Vice President; Ernest L. Stouffer, Urbana, Secretary-Treasurer. The directors are J. W. Royer, P. R. Hooten and R. S. Gregg.

All local Chapter dues are abolished for the current year, the treasury balance permitting this action. Loss by resignation during 1932—one member. Offices of members closed during this period of depression—none. The death of Professor James M. White, member of this Chapter, is recorded with deep regret.

## Two Leaders Vent Views on Modern Architecture

C. Grant LaFarge, F. A. I. A., New York, speaking on "Modernism in Architecture" was the star of the Chicago Chapter, A. I. A.'s February meeting. More than a hundred members and guests assembled to hear Mr. LaFarge, whose paper, abounding in eloquent periods, was preceded by a few pictures on the screen meant to illustrate the address to follow. The first picture shown was that of the pre-historic bison painted on the walls of a Pyrenean cave, discovered in recent years. In showing this picture Mr. LaFarge said, "This I conceive to be modernism."

Irving K. Pond, F. A. I. A., held the members of the Chicago Literary Club spellbound on February 27 with the reading of his paper "What is modern Architecture?" Beginning with the philosophy of the Greeks and its reflex in art and architecture, the spirit of Athene pervading and finding expression in the finest of Greek sculpture, he carried his listeners down through the ages to what is heralded today as the "glass house," and the Dymaxion house built on a hollow tree trunk and set from a swinging scaffold in segments joined to form a round or polygonal cake, freed from natural air currents, with inflated floors and all the other jinks. In criticism of contemporaneous manifestations that are forced more like stunts rather than thoughtful, logical development, Mr. Pond said of such work, "A modernism that is not modern, contemporaneity that is not contemporaneous."

The printing and circulation of Mr. Pond's scholarly and beautiful literary production in its entirety throughout the profession is hoped for.

## Century of Progress Exposition Notes

Final exterior painting is nearing completion. Landscaping is under way and large trees are now being planted. Standard Oil Company has purchased the right to erect in the Travel and Transport dome a large moving light mural showing the development of transportation. The Temple of Music, for which the public's financial aid was solicited, is abandoned. About \$29,500 was collected where \$100,000 was required. Admission charge to the Century of Progress will be raised on April 1 to 25c for adults and 10c for children.

Dr. Foxley Norris, dean of Westminster Abbey, has started clearing this venerable house of worship of objectionable memorials. With the consent of families interested, five have so far been moved to new locations, one to the Law Courts.



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**Editor Monthly Bulletin**

ARTHUR WOLTERS DORF, 520 N. MICHIGAN AVE., CHICAGO

**Committee on Public Information**

I. S. HALL, CHAIRMAN TIRRELL J. FERRENZ ARTHUR WOLTERS DORF

The BULLETIN is encouraged by letters received and by word of mouth in persuing the present editorial policy. The change in typography and paper seem likewise to please. What is wanting is sufficient prosperity to warrant the I. S. A. directors authorizing publication monthly instead of bi-monthly. The spirit is willing but the exchequer is weak.

Uncle Sam's statistics produce the following picture of family life in Chicago and the changing composite of an Illinois' resident. 3.91 persons constitute the average of Chicago home-owning families whose homes are worth \$8,288 each according to 1930 census figures. 3.03 persons is the tenant family average whose monthly rental is \$49.57.

The average value of Illinois homes is \$5867, while the state average rental is \$39.69. In Chicago 13% of the homes house lodgers and 63.4% shelter no child under ten. Illinois farms show 56.5% having no children.

A comparison of 1930 with a possible 1932 or 1933 census deduction would be interesting.

Under date of February 8, 1933 the Royal Institute of British Architects notifies Irving K. Pond of his election to the position of Honorary Corresponding Member of the R. I. B. A. This distinction conferred upon Mr. Pond is preceded by a like honor conferred upon him by the Central Association of Austrian Architects and again by the Bund Deutscher Architekten (B. D. A.).

"Lawsuits and university disputations and degree ceremonies were regularly carried on in medieval churches. This had its irreverent side; litigation and theatrical performances were often forbidden, though not with complete success. At Strassburg, one of the Burgomaster's most regular places and times for business was his pew in the cathedral during Mass."

—G. G. Coulton *Art and the Reformation.*

Chicago and the State of Illinois may well be proud of the achievements of the Oriental Institute, a part of the University of Chicago, under the direction of Illinois' native son Dr. James Henry Breasted. One of its four archaeological parties now excavating in the Near East has unearthed the ancient Persian capital Persepolis, which was burned in 330 B.C. by Alexander the Great. The field director of this party is Dr. Ernst Herzfeld. They have unearthed magnificent sculptures, five to six feet high and nearly one thousand feet in length. The palace walls were of sun dried brick with colonade halls and great doors of black marble polished like ebony. Dr. Herzfeld reports these sculptures to have been illuminated with color and one in color has been preserved. In addition the party unearthed a stone age village where seven foot high adobe walls still stand, covered with murals in red ochre. Within these walls utensils were found and food and flint knives were in pottery vessels.

Dr. Breasted, born in Rockford, Illinois, has been honored by many universities in America and Europe and is the author of many books on archaeology where he is an authority. The Oriental Institute in the U. of C. contains a fine museum where some of the outstanding finds exhumed by its own field parties are permanently housed along with other archaeological exhibits.

**Lighting the Way In Washington, D. C.**

The first street lighting in our Capital City occurred in 1817 when oil lamps were installed on a portion of Pennsylvania Avenue. They were discontinued in 1818 for about a year, then reestablished and continued in service until 1830, followed by a period of ten years during which all street lighting was abandoned for lack of resources. In 1842 Congress voted to provide oil lamps on Pennsylvania Avenue from the Capitol to the White House. The street was commonly spoken of as "The Great National Broadway of the Metropolis." For seven years this street was the only one lighted in the national capital.

In 1853 gas lamps replaced oil and extended from Rock Creek to the Navy Yard along Pennsylvania Avenue. From 1853 to 1925 the gas system extended until it reached a total of 12,000 lamps, having made use of the flat flame, upright mantle, single and double inverted mantle to the triplicate inverted burners in opalescent globes.

In 1925 incandescent electric lamps began to replace gas but there are in use today 3,722 gas lamps. The first electric street lighting came in 1885 using arc lamps. Incandescent lamps were first installed in 1911. The street lighting system has expanded so that to date there are in operation 24,686 incandescent lamps of all types.

Newell—*Planning and Building the City of Washington.*

"Large Government building operations are under way in Washington on what is called the Triangle flanked by the Mall, Pennsylvania Avenue and 15th Street. As a group of buildings they are pleasing to the eye but there is some criticism that in placing them there the old historic Pennsylvania Avenue, with all its landmarks of bygone days in the country's progress, has been destroyed. I am afraid that it is more an engineers scheme than an architects."

—In a letter from Stafford Fox Thomas, Washington, D. C.



## Sam Lewis on Air Conditioning

A farmer, having to pull a light wagon and having only one young steer, yoked himself in with the steer. The rattle of the wagon frightened the animal, which ran away, with embarrassing and painful consequences to the yoked man. This experience is typical of the present situation concerning air conditioning. The term originally was applied to textile mills, where failure to maintain high humidity causes magnetic phenomena from static electricity.

The term air conditioning nowadays is applied indiscriminately to any process concerning air such as humidifying, dehumidifying, cooling and dust removing. Just as fairly we might call heating of air by the term air conditioning.

Since this is true, and since it probably is a hopeless task to change a trade custom which goes back to early days, there may be some expediency in allowing the term air conditioning to mean only the process of humidifying and heating. This narrow meaning of the term is the one most widely advertised at present, and the one which is like the farmer's yoke.

These pages have shown recently the danger of overhumidifying so far as this affects materials of building construction. I can cite a number of rapidly deteriorating structures, the damage to which is due to this cause. No finally authoritative data are available to prove that failure to provide special moisture introduction in ordinary living quarters in heated buildings brings about any particular shortening of the span of life or any particular reduction in human comfort.

With some hot air furnaces some of the recirculated air comes in contact with scorching hot areas and a water pan may be more helpful than in a radiator heated house where the heat transmitted surfaces which touch the recirculated air usually are only moderately warm.

There is no more reason to expect benefit from outside air introduction when all air is recirculated by a fan and heated by a direct fired furnace than when the air recirculates over a radiator or convactor within a room. We must beware lest this air conditioning steer, to which the heating and humidifying is yoked, shall run away with us. It must be clear in our own minds and in those of our clients what we mean when we speak the words "air conditioning"—whether we mean merely to inject moisture, a simple inexpensive process, or whether we mean summer comfort provision, which is a vastly more difficult and costly process.

Mr. Ferrenz has cracked a whip at the engineers concerning cost of cooling-for-comfort. He uses the term "cost of air conditioning," but we think he means "cost of cooling-for-comfort." The latter cannot be expressed in concrete terms. The cost of cooling-for-comfort involves the type of building construction and the kind of heating system and the temperature of the summer city water and many other factors.

Air conditioning as popularly expressed today means doing nothing more than humidifying. The cost of humidifying is comparatively trifling. It can be done with any warm air furnace heating system by an open tank of water in the hot air chamber. It can be done with any radiator heating system by an open tank and unobtrusive capillary wicking built into the radiator or into the convactor enclosure. It can be done by substituting for one radiator in a house a fan-equipped water spraying air-circulating machine. It can be done with such a fan-equipped machine in the basement, connected through ducts or by a convactor made up of superimposed steam-jacketed water pans.

When we approach cooling-for-comfort, however, the picture changes. The surplus moisture must be removed from the air so that the air may evaporate moisture from our skins, thus permitting our individual local refrigerating systems to operate efficiently. For such dehumidifying air conditioning we should have very thoroughly insulated walls against sun heat, and should have awnings on all sun-exposed windows, and must have very tight-fitting construction against in-leakage of the relatively damp outside air. We must have vast quantities of cool water with which to wash away the heat which inevitably must be liberated on condensing the surplus moisture in the form of dew out of the air.

The cost of dehumidifying for 600 hours (a fair estimate of the summer cooling time necessary in Chicago), given a home

reasonably insulated and assuming a gas burning heating system ignoring the investment charges, may not exceed the cost for heating the house. *It is doubtful whether the operating cost of dehumidifying for one month ever will be less than the cost for heating for nine months.*

There is justice in thinking of the cooling cost as a matter relative to the heating cost, since both must depend largely on the character of the building construction. The investment charge on the dehumidifying and chilling apparatus may be equal to the charges on the humidifying and heating apparatus, or may be double these, depending on the type of heating apparatus installed.

If forced circulation hot water heating shall be installed in a residence, and if the residence be reasonably well insulated as walls, ceilings, and windows, perhaps the most favorably known conditions toward cooling-for-comfort will have been provided. Such a type of heating system presents no unusual difficulties or costs. It has many advantages over all other types, especially that the temperature of the heating medium exactly follows the temperature of the fire and in that the temperature of the fluid follows the changes in the outdoor temperature. With such a type of heating system the boiler and the mains can be in the attic just as well as in the basement.

With such a system of heating the changes to adapt it for cooling and dehumidifying would be as follows:

The convectors in the principal rooms would be fan-equipped like the recirculating unit heating and ventilating machines now so widely used in school rooms. They would have individual wide humidifiers and drain pans connected by tiny copper tubes to some slop sink or other air-locked disposal point.

The insulation on the heating pipes would be adapted to resist heat transfer inward to the pipes as well as outward from them. This would prevent the dripping of condensation in summer which always occurs from basement-located cold water pipes.

Provision would be made near the heating apparatus for a water-cooling apparatus. In many cases all that would be necessary would be to allow the city water to run through the pipes and convectors. Enough Chicago water to accomplish a very great deal of heat-removal and comfort-gain in an eight room house can be purchased for \$60 a summer. Chicago water does get warm in August. Enough ice to cool the water in a tank during half the time for such a house could be purchased for about \$300. For the ordinary house, under present conditions, it would be wiser to purchase ice (letting the ice company carry the burden of machinery) than to install an individual refrigerating plant of, say, four tons capacity. It would take something like sixty ordinary icebox refrigerating plants such as are installed for a home to do any appreciable dehumidifying and chilling for the same home.

If the architect will install heating systems of a type in which nearly every part can be used for future cooling, he will be protecting himself and his client, especially if such heating systems are in themselves efficient and satisfactory.

—Samuel R. Lewis, Consulting Engineer.

"Thus, in the long-drawn vista of the centuries, we see medieval life and art through a glass, darkly; we may not see it face to face, but it has none the less a reality of its own, and, to many minds, a beauty beyond that of full sunlight; moreover, highest of all, a mystical beauty."

—G. G. Coulton *Art and Reformation.*

Professor James McLaren White, having convalesced sufficiently after his operation in Presbyterian Hospital, Chicago, returned to his home in Urbana. He died at home after a heart attack on February 6. An appreciation of Professor White will appear in the next issue of the Bulletin.

Mr. Frank Schoenfeldt, a member of many years standing of the Illinois Society of Architects, died at Madison, Wisconsin on March 1.